



CITY OF POQUOSON

ENGINEERING DEPARTMENT

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ENVIRONMENTAL & DEVELOPMENT
SERVICES YORK COUNTY

Mr. John Hudgins
Director, York County Department of
Environmental and Development Services
105 Service Drive
P.O. Box 532
Yorktown, VA 23690-0532

Dear Mr. Hudgins:

Thank you for your April 7th letter to Jeff Bliemel regarding the Oakmoore Subdivision. We welcome your input and the opportunity to update you on the project. The development plan has not been finalized or approved by Poquoson, and the Oakmoore development team should be listed as the applicant for work in York County related to this project. Mr. Donald Jennings of PHR&A is the best, most appropriate source for your requested information. He assumed design project management duties in 2008.

We are very interested in working with York County on projects that impact both jurisdictions. My understanding of the current process is that each municipality has traditionally handled its jurisdictional responsibilities with minimal input from the other. While jurisdiction ends at the county/city line, improved communication on these joint projects would certainly benefit impacted downstream property owners in both localities. Attached is a contact list for Poquoson staff involved in development and infrastructure. Please feel free to have your staff contact us at any time with questions or concerns.

The Oakmoore project has been ongoing since at least 2001. The preliminary plan did not call for any impacts to the Westover Shores ditch or downstream York County easements. In 2007, Donald Kohlman, then lead designer, submitted a development plan proposing modifications to the Westover Shores ditch. In response, city staff informed the development team that we would only act on the Poquoson portion of the project, and that York County would have to approve work within its jurisdiction and issue all appropriate permits for that work. We made written verification of York County's approval a condition of our development plan approval. Mr. Kohlman told us that he had submitted plans and supporting documents to the county in late 2007. In an effort to assure that this had happened and that the county's interests were protected, we once again reminded the development team that Poquoson project approval was contingent on York County's approval.

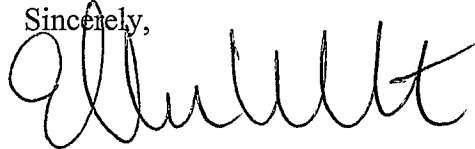
In summer 2009, the development team sought a permit from the Poquoson Wetlands Board. Staff reminded the designer that development plans were not approved, and that many outstanding issues had not been resolved. We advised the development team that any permit issued might require modification as a result of the development review process. The developer opted to proceed, and a wetland permit was issued contingent on plan approval. With regard to the York County wetland permit, Poquoson staff has been in communication with your environmental staff, providing requested project history and information.

To the best of my knowledge, the project is currently on hold. Poquoson staff has not received a new development plan submittal since 2007, nor had any substantive conversations with the development team since the Poquoson Wetland Board's conditional permit approval. We are unaware of what the developer is currently proposing in York County. At this point, neither drainage calculations nor design plans are approved, and there are many outstanding issues that must still be addressed.

It may be helpful to address some of the drainage concerns raised in your letter. Poquoson follows the current state stormwater law, regulations and standards in reviewing and approving projects. We will only allow flow increases beyond the pre-developed condition in accordance with Virginia regulations, when the state's adequate channel requirements are met. Our hydraulic grade line calculations are based on tidal elevations. A design memo is attached. Obviously, Poquoson cannot review proposed York County work, enforce York County standards in our jurisdiction, or compel a developer to follow our standards in the county. The caveat that the county must approve the project allows us to verify that your staff considers the county's downstream channel adequate for developed flows, and that proposed work meets York's requirements.

Please let me know if you or your staff would like to meet and discuss this project. Once again, we welcome the opportunity to improve communication and work together on issues that affect both localities.

Sincerely,



Ellen W. Roberts, P.E.
Engineer

Encl.

cc: City Manager
Assistant City Manager
Coordinator of Community Development
Environmental Development Review Committee